



Correspondence Between Staff and Applicant

Approval Letter



September 25, 2019

Lance Baker  
Synectic Design  
1111 W University Dr Ste 104  
Tempe, AZ 85281

RE: Development Review Board Packet requirements for the Development Review Board hearing.

Mr. Baker:

Your case 14-ZN-2018, South Scottsdale Mixed-Use, is scheduled to be considered by the Development Review Board at the 11/7/19 hearing. Please submit the following directly to me by 1:00 p.m. on 10/31/19 in order to keep this hearing date:

- 1 copy of this letter (without this letter your packets will not be accepted)

- 
- 8 copies on 11"x17" paper, collated and stapled into packets; and
  - 1 copy on 8 ½"x11" paper, not stapled, of the following:

- ☒ Combined context aerial and Site Plan (color)
- ☒ Site Plan (black and white)
- ☒ Open Space (black and white)
- ☒ Building Envelope/Stepback Exhibit (color or black and white)
- ☒ Elevations (color)
- ☒ Elevations (black and white)
- ☒ Perspectives (color)
- ☒ Streetscape Elevations (color)
- ☒ Vehicle and Pedestrian Circulation Plan (color or black and white)
- ☒ Landscape Plans (black and white)
- ☒ Lighting Site Plan (black and white)
- ☒ Exterior Lighting Cutsheets (color or black and white)
- ☒ Project Narrative (8.5 X 11)

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Proposed Amended Development Standards (8.5 X 11)

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- 11 sets of the color context photos and the associated context photo key plan.
- Please drop off Development Review Board Packet with the Receptionists and or Planning Support staff or contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov) to make a submittal meeting.

You may be required to make a presentation to the Development Review Board. If you choose to present your application to the Development Review Board utilizing a Power Point presentation, please submit the electronic file to your project coordinator by 1:00 p.m. on 11/4/19. Please limit your presentation to a maximum of 10 minutes.

Thank you,

A handwritten signature in blue ink, appearing to read 'Greg Bloemberg', is written over the text 'Thank you,'.

Greg Bloemberg  
Senior Planner



September 23, 2019

Lance Baker  
Synectic Design  
1111 W University Dr Ste 104  
Tempe, AZ 85281

RE: 14-ZN-2018  
South Scottsdale Mixed-Use  
J2859 (Key Code)

Mr. Baker:

The Planning & Development Services Division has completed review of the above referenced development application resubmitted on 8/29/19. The following **3<sup>rd</sup> Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Most of the following comments are carried over from the 2<sup>nd</sup> review, as they were not addressed, or were not sufficiently addressed.**

#### **Significant Policy Related Issues**

The following policy related issues have been identified. Even though some of these issues may not be critical to scheduling the application for public hearing, they may affect Staff's recommendation pertaining to the application and should be addressed with the resubmittal. Please address the following:

#### **Site Design:**

1. Please revise the applicable plans to indicate a minimum 6-foot side sidewalk, detached from the street curb, along the entire Continental Drive frontage. Refer to Section 5-3.110 and 5-8.300 of the DSPM.

#### **Technical Corrections**

The following technical ordinance or policy related corrections have been identified. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Site Design:

2. Please revise the applicable plans to indicate required sight distance easements at all proposed driveways. Refer to Section 5-3.123, Figure 5-3.25 of the DSPM.

Lighting:

3. Please coordinate the light fixture cut sheets with the photometric analysis (notations) so staff can understand the lighting design concept. Refer to the Plan and Report Requirements for Development Applications.

Other:

4. Any proposed soil nailing for the parking garage is required to follow Section 1-3.600 of the DSPM. Please add note to site plan accordingly to acknowledge this requirement.
5. Please revise the site plan to illustrate and call out the jurisdictional boundary. **City of Tempe approval is required for site access onto Continental Drive and must be received prior to the Planning Commission hearing.** Consent can be in the form of a letter or email from the appropriate staff.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if the application is to be scheduled for a hearing date, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 85 staff Review Days since the application was determined to be administratively complete.

These **1<sup>st</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,



Greg Bloemberg  
Senior Planner

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: 14-ZN-2018

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x11 shall be folded):

**Digital submittals shall include one copy of each item identified below.**

☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.

☒ Site Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

☒ Circulation Plan:

\_\_\_\_\_ 1 \_\_\_\_\_ 24" x 36" \_\_\_\_\_ 11" x 17" \_\_\_\_\_ 8 ½" x 11"

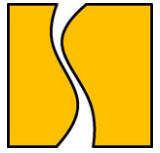
☒ Other Supplemental Materials:

Written consent from City of Tempe for project access onto Continental Drive

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

# Synectic Design, Inc.

1111 W University Drive Suite 104  
Tempe, Arizona 85281  
P. (480) 948-9766  
F. (480) 948-9211



October 10, 2019

## Greg Bloemberg

Senior Planner  
City of Scottsdale  
Planning & Development  
Phone: 480-312-2258  
Fax: 480-312-7088

[gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

RE: 14-ZN-2018

Project: South Scottsdale Mixed-Use  
1000 N Scottsdale Road  
Scottsdale, Arizona 85287

Dear Mr. Bloemberg,

Below are our responses to the 3<sup>rd</sup> Review Comments provided by you on September 23<sup>rd</sup>, 2019.

## Significant Policy Related Issues

### Site Design

1. Please revise the applicable plans to indicate a minimum 6-foot side sidewalk, detached from the street curb, along the entire Continental Drive frontage. Refer to Section 5-3.110 and 5-8.300 of the DSPM.

**Response: Sidewalk has been modified to be detached from street curb as much as possible. Only small portion where existing bus stop and shelter remain is still attached to curb for pedestrian connection. Sidewalk has been made 6 foot wide along entire frontage.**

## Technical Corrections

### Site Design

2. Please revise the applicable plans to indicate required sight distance easements at all proposed driveways. Refer to section 5-3.123, Figure 5-3.25 of the DSPM.

**Response: Site distance easements have been added and/or updated at all proposed driveways.**

### Lighting

3. Please coordinate the light fixture cut sheets with the photometric analysis (notations) so staff can understand the lighting design concept. Refer to the Plan and Report Requirements for Development Applications.

**Response: Lighting cut sheet labels and notations will be coordinated with photometric plans in accordance with Plan & Report Requirements for Development Applications.**

# Synectic Design, Inc.

1111 W University Drive Suite 104

Tempe, Arizona 85281

P. (480) 948-9766

F. (480) 948-9211



## Other

4. Any proposed soil nailing for the parking garage is required to follow Section 1-3.600 of the DSPM. Please add note to site plan accordingly to acknowledge this requirement.

**Response: Noted for future items and note has been added to Architectural site plan.**

5. Please revise the site plan to illustrate and call out the jurisdictional boundary. City of Tempe approval is required for site access onto Continental Drive and must be received prior to the Planning Commission hearing. Consent can be in the form of a letter or email from the appropriate staff.

**Response: Noted. Appropriate consent is in process and will be sent as soon as we have it.**

Thank you for your time and consideration.

Sincerely,

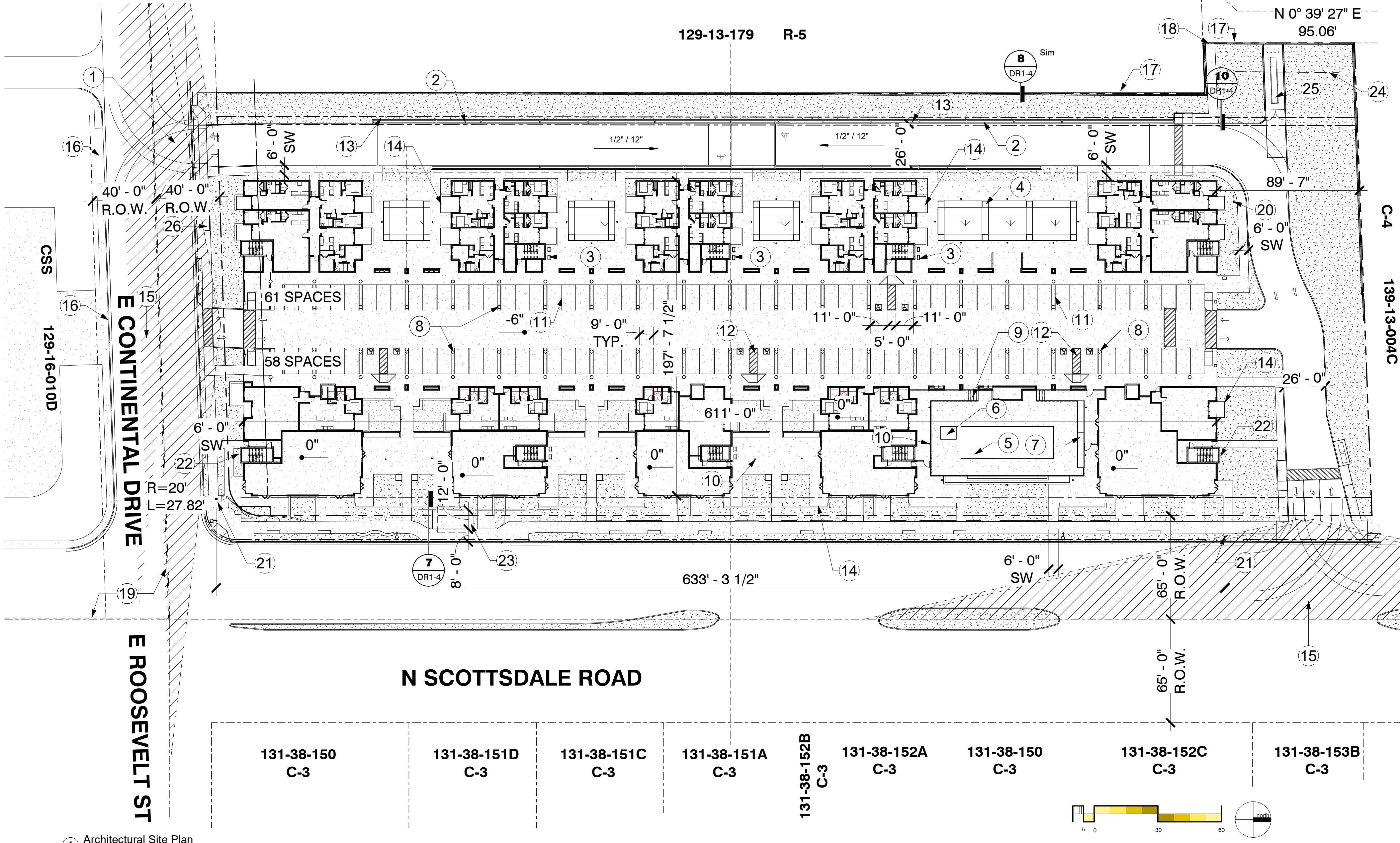
Lance Baker, AIA

This drawing is the property of Synectic Design Incorporated, 688 W. 1st Street, Suite #3, Tempe, AZ, 85281, 480.948.9766. This drawing is limited to the original use for which it was prepared. Changes, reproductions, or assigning to any third party of this drawing for any other use is not permitted without written consent of Synectic Design Incorporated. C 2015  
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DWELLING UNIT REQUIRED PARKING			
UNIT TYPE	# OF UNITS	REQUIRED SPACES	
1 BEDROOM UNIT	184	242	
2 BEDROOM UNIT	92	156.4	
STUDIO UNIT	6	7.5	
TOTAL	282	405.9	
RETAIL REQUIRED PARKING			
AREA	AREA SF	RATIO	REQUIRED SPACES
RETAIL A	3,745 SF	325 SF	11.52
RETAIL B	2,122 SF	325 SF	6.53
RETAIL C	1,791 SF	325 SF	5.51
RETAIL D	2,190 SF	325 SF	6.74
RETAIL E	2,659 SF	325 SF	8.18
TOTAL			38.48
TOTAL REQUIRED PARKING		405.9+38.48 = 444.38 = 445 SPACES	
TOTAL REQUIRED BIKE PARKING		425 / 10 = 44.5 = 45 BICYCLES	
PROVIDED DOUBLE BIKE RACKS:		12 DOUBLE RACKS = 48 BICYCLES	

PARKING PROVIDED			
BASEMENT			
PARKING SPACE: 9' X 18'		315	
PARKING SPACE: 11' X 18' - ACCESSIBLE		12	
1ST FLOOR			
PARKING SPACE: 9' X 16'		111	2' OVERHANG
PARKING SPACE: 11' X 16' - ACCESSIBLE		8	2' OVERHANG
TOTAL		446	

- SHEET KEYED NOTES**
- (N) CONCRETE CURB CUT
  - (N) CONCRETE PLANTER
  - (N) DOUBLE BIKE RACK, TYP.
  - (N) ELEVATED DECK SYSTEM W/LANDSCAPE PLANTERS
  - (N) SWIMMING POOL ELEVATED DECK SYSTEM
  - (N) HOT TUB
  - (N) ACCESSIBLE RAMP
  - (N) CONCRETE STRUCTURAL COLUMN (TYP)
  - (N) STAIRS
  - (N) BOLLARD LIGHTING, TYP.
  - (N) PARKING SPACE (9X18, TYP.)
  - (N) ACCESSIBLE PARKING SPACE (11X18, TYP)
  - (N) LIGHT POLE, SEE PHOTOMETRIC SITE PLAN
  - (N) 3'-0" SCREEN WALL - SEE ELEVATIONS FOR FINISHES
  - (N) SIGHT VISIBILITY TRIANGLE, S=270' MIN. - SHOWN HATCHED
  - (E) DRIVEWAY
  - (E) PROPERTY LINE
  - (N) PEDESTRIAN ACCESS, REMOVE EXISTING PORTION OF WALL
  - MUNICIPAL BOUNDARY WITH CITY OF TEMPE
  - (N) FIRE HYDRANT
  - (E) FIRE HYDRANT TO REMAIN
  - FIRE DEPARTMENT CONNECTION
  - (N) NEW BUS SHELTER, PER COS STANDARD DETAIL 2264-1 THROUGH 2264-11
  - EXISTING OVERHEAD ELECTRICAL TO BE UNDERGROUNDED
  - (N) COMPACTOR, ENCLOSURE BASED ON C.O.S. TYP. ENCLOSURE DETAIL. COMPACTOR CONVERSION RATE MUST EQUAL 1 ENCLOSURE/ 20 UNITS.
  - (E) BUS SHELTER TO REMAIN



\*ANY PROPOSED SOIL NAILING FOR THE PARKING GARAGE IS REQUIRED TO FOLLOW SECTION 1-3.600 OF THE SCOTTSDALE DESIGN STANDARDS & POLICIES MANUAL

PROJECT DATA

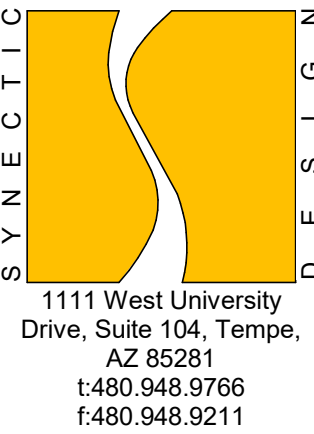
BUILDING AND SITE BASICS:

PROJECT ADDRESS:	1000 N SCOTTSDALE RD SCOTTSDALE, AZ, 85287
ASSESSORS PARCEL #S	129-13-002G 129-13-003D 129-13-003E 129-13-004D
GROSS LOT AREA:	253,523 S.F., 5.81 ACRES
NET LOT AREA:	192,943 S.F., 4.429 ACRES
BUILDING HEIGHT:	48'-0"
SITE INFORMATION:	
EXISTING ZONING:	HIGHWAY COMMERCIAL (C-3)
PROPOSED ZONING:	PLANNED UNIT DEVELOPMENT (PUD)

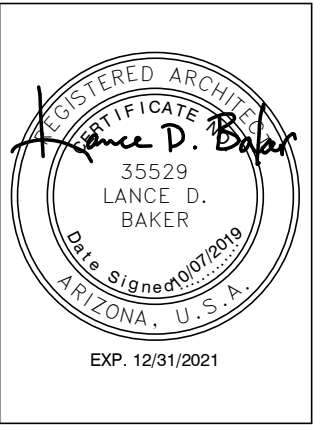
ALLOWED LOT COVERAGE:	0.08 FAR (COMMERCIAL)
SETBACKS:	FRONT 28' SIDE 25' REAR 20'
MAX HEIGHT:	48'
MAX DENSITY:	51 DU/ACRE

GROSS FLOOR AREA (DWELLING UNITS)	
1ST FLOOR	21,215.09 SF
2ND FLOOR	65,519.24 SF
3RD FLOOR	65,535.78 SF
4TH FLOOR	58,288.49 SF
TOTAL	210,558.60 SF
GROSS FLOOR AREA (RETAIL)	
1ST FLOOR	12,507.03 SF
TOTAL GROSS FLOOR AREA	
BASEMENT	111,282.83 SF
1ST FLOOR	37,698.34 SF
2ND FLOOR	85,518.36 SF
3RD FLOOR	82,600.96 SF
4TH FLOOR	75,616.82 SF
TOTAL	392,717.31 SF

DWELLING UNIT COUNT		
UNIT TYPE	UNIT COUNT	DENSITY
1 BEDROOM UNIT	184	31.35
2 BEDROOM UNIT	92	15.67
STUDIO UNIT	6	1.02
TOTAL	282	48.04



NWC N Scottsdale Road & Continental Drive  
Mixed Use Development

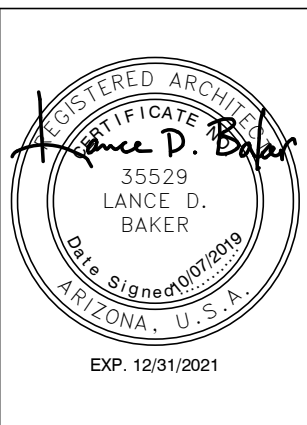


REVISIONS	
Phase:	DR
Drawn By:	AF/OM
Reviewed By:	DH
SDI Project No:	3819
Date:	10/07/2019
Sheet:	DR1-1 SITE PLAN

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NWC N Scottsdale Road & Continental Drive  
Mixed Use Development

1000 N SCOTTSDALE ROAD  
SCOTTSDALE, AZ



REVISIONS	

Phase: DR  
Drawn By: NYK  
Reviewed By: LDB  
SDI Project No: 3819  
Date: 10/07/2019  
Sheet:

CIRCULATION LEGEND

VEHICULAR CIRCULATION

PEDESTRIAN CIRCULATION

1 PARKING PLAN - 1ST FLOOR  
1" = 30'-0"

2 PARKING PLAN - BASEMENT  
1" = 30'-0"

DWELLING UNIT REQUIRED PARKING		
UNIT TYPE	# OF UNITS	REQUIRED SPACES
1 BEDROOM UNIT	184	242
2 BEDROOM UNIT	92	156.4
STUDIO UNIT	6	7.5
TOTAL	282	405.9

RETAIL REQUIRED PARKING			
AREA	AREA SF	RATIO	REQUIRED SPACES
RETAIL A	3,745 SF	325 SF	11.52
RETAIL B	2,122 SF	325 SF	6.53
RETAIL C	1,791 SF	325 SF	5.51
RETAIL D	2,190 SF	325 SF	6.74
RETAIL E	2,659 SF	325 SF	8.18
TOTAL			38.48

TOTAL REQUIRED PARKING 405.9+38.48 = 444.38 = 445 SPACES  
TOTAL REQUIRED BIKE PARKING 425 / 10 = 44.5 = 45 BICYCLES  
PROVIDED DOUBLE BIKE RACKS: 12 DOUBLE RACKS = 48 BICYCLES

PARKING PROVIDED		
BASEMENT		
PARKING SPACE: 9' X 18'	315	
PARKING SPACE: 11' X 18' - ACCESSIBLE	12	
1ST FLOOR		
PARKING SPACE: 9' X 16'	111	2' OVERHANG
PARKING SPACE: 11' X 16' - ACCESSIBLE	8	2' OVERHANG
TOTAL	446	



May 8, 2019

Lance Baker  
Synectic Design  
1111 W University Dr Ste 104  
Tempe, AZ 85281

RE: 14-ZN-2018  
South Scottsdale Mixed-Use  
J2859 (Key Code)

Mr. Baker:

The Planning & Development Services Division has completed review of the above referenced development application resubmitted on 3/13/19. The following **2<sup>nd</sup> Review Comments** represent the review performed by our team and are intended to provide you with guidance for compliance with city codes, policies, and guidelines related to this application. **Please note: most comments are 2<sup>nd</sup> requests for comments either not addressed or not sufficiently addressed. Others were generated by the 2<sup>nd</sup> submittal materials.**

**General Plan and Southern Scottsdale Character Area Plan (SSCAP) Analysis:**

1. Please respond to the 2001 General Plan (Character & Design Element Goal 5 and Growth Areas Element Goal 6) as well as the SSCAP (Character & Design Chapter Goal CD 10) regarding public art. In addition, the SSCAP (Land Use Policy LU 3.5) discusses the provision of public amenities by the private sector when development standard flexibility is requested. Although the addition of public art is not required by ordinance at this particular location, the integration of such would help create a greater sense of place and further the trend of public art implemented along Scottsdale Road. There is currently a rotating public art installation at the northeast corner of Scottsdale and Roosevelt (across the street from this site). Please respond to the goals and policies referenced above and consider incorporating a public art element and/or installation at the immediate northwest corner of Scottsdale Road and Continental Drive where benches are currently in place, but no public art exists.
2. The 2001 General Plan (Land Use Element Goal 5, bullets 1, 3, and 6, and Goal 8, bullet 2; Economic Vitality Element Goal 5, bullet 6; Neighborhoods Element Goal 4, bullet 7; and, Community Mobility Element Goals 10 and 11) and the SSCAP (Character & Design Chapter Goal CD 5; Neighborhood Revitalization Chapter Goal NR 2; Community Mobility Chapter Goals CM 1 and 4; and, Preservation & Environmental Planning Chapter Policy PE 1.3) place great importance on the pedestrian experience. With the next submittal, please respond to the above referenced goals and policies, and consider the following:

- a. The first submittal notes a detached pedestrian environment along Scottsdale Road, but does not provide detail as to the sidewalk widths. Please update materials to note widths provided.
- b. Please provide landscape-separated, detached sidewalks along Continental Drive.
- c. Consider planting a tree line along both sides of the detached sidewalk that adjoins Scottsdale Road and Continental Drive. This would ensure a shaded pedestrian environment throughout the day. Furthermore, please confirm that the trees meet Scottsdale Road Design Guidelines.

#### **Zoning Ordinance and Scottsdale Revised Code Significant Issues**

The following code and ordinance related issues have been identified with the 2<sup>nd</sup> review and shall be addressed with the resubmittal. Addressing these items is critical to scheduling the application for public hearing and may affect staff's recommendation. Please address the following:

##### **Zoning:**

3. Please confirm on the site plan that existing overhead utility lines adjacent to the project site will be buried as part of this project. Refer to Scottsdale Revised Code 47-80.

##### **Landscape/Hardscape Design:**

4. The landscape and hardscape plans conflict. The resubmitted hardscape plan appears to indicate artificial turf in areas where the landscape plan indicates decomposed granite. Additionally, if the hardscape plan is correct, there is an excessive amount of artificial turf in areas that are visible from the street, which conflicts with Section 10.302.A of the Zoning Ordinance. Please revise plans to be consistent and demonstrate compliance with ordinance requirements.

#### **Significant Policy Related Issues**

The following policy related issues have been identified with the 2<sup>nd</sup> review. Although some of these issues may not be critical to scheduling the application for public hearing, they may affect staff's recommendation and should be addressed with the resubmittal. Please address the following:

##### **Circulation:**

5. The proposed site driveway on Scottsdale Road should be located at the existing driveway location. New driveways are not allowed within 100 feet of an existing median opening if it does not align with it to prevent wrong-way driving. Please revise the site plan and circulation plan accordingly. Refer to Section 5.3-202 of the DSPM.
6. Please revise the site plan to indicate a new transit shelter with amenities at the new designated transit stop located on the west side of Scottsdale Road approximately 175 feet north of Continental Drive. The new shelter shall be designed in conformance with the Scottsdale Road Streetscape Design Guidelines; specifically, Standard Detail #2264-111. The art panel element shall be the Segment 1 – Southern Gateway Corridor "Rivulets" design. Refer to Policy 1 of the 2016 Transportation Master Plan.

7. Please revise all applicable plans to indicate a minimum six-foot wide sidewalk along Continental Drive, separated from back of curb. Refer to Sections 5-3.110 and 5-8.300 of the DSPM.
8. Please revise the site plan to show sight distance easements (as necessary) at the proposed site driveways on both streets. Refer to Section 5-3.123 and Figure 5-3.25 of the DSPM.
9. Please revise the site plan to confirm the proposed site driveways on Continental Drive will be in conformance with City of Scottsdale Type C1-1, Standard Detail #2256, and the proposed site driveway on Scottsdale Road will be in conformance with City of Scottsdale Type CL-2, Standard Detail #2256.
10. Proposed driveways on Continental Drive must align with existing driveways on the south side of the street. Please revise the site plan accordingly. Refer to Section 5.3-201 of the DSPM.

Traffic Impact and Mitigation Analysis (TIMA):

11. The updated TIMA now includes a description and analysis of all proposed access points however, it unrealistically projects low trips through the west driveway on Continental Drive, roughly 1/9<sup>th</sup> the volume of the east driveway, even though the site plan indicates more parking spaces on the lower level in closer proximity to the west driveway. Please clarify.

Engineering:

12. Any proposed soil nailing for the parking garage shall follow the requirements of Section 1-3.600 of the DSPM. Please note on site plan.
13. Please revise the site plan to state the trash compactor capacity conversion equating to the City's required one enclosure for every 20 units with no recycling or 2 enclosures for every 30 units with recycling. Although recycling is not a requirement, it is an amenity residents are looking for in this type of development.
14. The proposed compactor will require a grease, oil and sand separator. This was not noted on the utility plan. Please revise utility plan accordingly.

Technical Corrections

The following technical ordinance or policy related corrections have been identified in the first review of the project. While these items are not as critical to scheduling the case for public hearing, they will likely affect a decision on the final plans submittal (construction and improvement documents) and should be addressed as soon as possible. Correcting these items before the hearing may also help clarify questions regarding these plans. Please address the following:

Engineering:

15. Please illustrate and call out the municipal boundary on the site plan. City of Tempe approval will be required for site access onto Continental Drive prior to zoning approval. Please provide written consent in letter or email form from the City of Tempe.

Drainage:

16. The conceptual drainage report (DR) is acceptable at zoning level. For the Development Review Board submittal, the DR shall be revised to reflect the following:
  - First flush will need to be provided for areas that are not roofed or open space areas.

- Acknowledge City's underground storm water storage policy for what appears to be a small amount of underground storage.
- Provide more detailed off-site analysis.

Please resubmit the revised application requirements and additional information identified in Attachment A, Resubmittal Checklist, and a written summary response addressing the comments/corrections identified above as soon as possible for further review. The City will then review the revisions to determine if a decision regarding the application may be made, or if additional modifications, corrections, or additional information is necessary.

**PLEASE CALL 480-312-7767 TO SCHEDULE A RESUBMITTAL MEETING WITH ME PRIOR TO YOUR PLANNED RESUBMITTAL DATE. DO NOT DROP OFF ANY RESUBMITTAL MATERIAL WITHOUT A SCHEDULED MEETING. THIS WILL HELP MAKE SURE I'M AVAILABLE TO REVIEW YOUR RESUBMITTAL AND PREVENT ANY UNNECESSARY DELAYS. RESUBMITTAL MATERIAL THAT IS DROPPED OFF MAY NOT BE ACCEPTED AND RETURN TO THE APPLICANT.**

The Planning & Development Services Division has had this application in review for 68 Staff Review Days since the application was determined to be administratively complete.

These **2<sup>nd</sup> Review Comments** are valid for a period of 180 days from the date on this letter. The Zoning Administrator may consider an application withdrawn if a revised submittal has not been received within 180 days of the date of this letter (Section 1.305. of the Zoning Ordinance).

If you have any questions, or need further assistance please contact me at 480-312-4306 or at [gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Greg Bloemberg', is written over the printed name and title.

Greg Bloemberg  
Senior Planner

cc: case file

**ATTACHMENT A**  
**Resubmittal Checklist**

Case Number: **14-ZN-2018**

Please provide the following documents, in the quantities indicated, with the resubmittal (all plans larger than 8 ½ x 11 shall be folded):

**Digital submittals shall include one copy of each item identified below.**

- ☒ One copy: COVER LETTER – Respond to all the issues identified in the first review comment letter.
- ☒ Two copies: Revised Narrative for Project
- ☒ Three copies of the Revised Traffic Impact Mitigation Analysis (TIMA)

☒ Context Aerial with the proposed Site Plan superimposed

Color        1        24" x 36"        \_\_\_\_\_ 11" x 17"        \_\_\_\_\_ 8 ½" x 11"

☒ Site Plan:

\_\_\_\_\_ 1        24" x 36"        \_\_\_\_\_ 11" x 17"        \_\_\_\_\_ 8 ½" x 11"

☒ Circulation Plan:

\_\_\_\_\_ 1        24" x 36"        \_\_\_\_\_ 11" x 17"        \_\_\_\_\_ 8 ½" x 11"

☒ Landscape and Hardscape Plan:

Color        \_\_\_\_\_ 24" x 36"        \_\_\_\_\_ 11" x 17"        \_\_\_\_\_ 8 ½" x 11"  
B/W        1        24" x 36"        \_\_\_\_\_ 11" x 17"        \_\_\_\_\_ 8 ½" x 11"

☒ Other Supplemental Materials:

Any additional information identified in the comments.

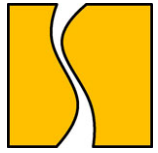
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# Synectic Design, Inc.

1111 W University Drive Suite 104  
Tempe, Arizona 85281  
P. (480) 948-9766  
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August 28, 2019

## Greg Bloemberg

Senior Planner  
City of Scottsdale  
Planning & Development  
Phone: 480-312-2258  
Fax: 480-312-7088

[gbloemberg@ScottsdaleAZ.gov](mailto:gbloemberg@ScottsdaleAZ.gov)

RE: 14-ZN-2018

Project: South Scottsdale Mixed-Use  
1000 N Scottsdale Road  
Scottsdale, Arizona 85287

Dear Mr. Bloemberg,

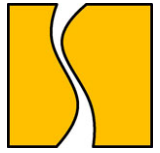
Below are our responses to the 2<sup>nd</sup> Review Comments provided by you on May 8<sup>th</sup>, 2019.

## General Plan and SSCAP Analysis

1. Please respond to the 2001 General Plan (Character & Design Element Goal 5 and Growth Areas Element Goal 6) as well as the SSCAP (Character & Design Chapter Goal C 10) regarding public art. In addition, the SSCAP (Land Use Policy LU 3.5) discusses the provision of public amenities by the private sector when development standard flexibility is requested. Although the addition of public art is not required by ordinance at this particular location, the integration of such would help create a greater sense of place and further the trend of public art implemented along Scottsdale Road. There is currently a rotating public art installation at the northeast corner of Scottsdale and Roosevelt (across the street from this site). Please respond to the goals and policies referenced above and consider incorporation a public art element and/or installation at the immediate northwest corner of Scottsdale Road and Continental Drive where benches are currently in place, but no public art exists.

**Response: The narrative has been updated with responses to all the chapters and goals listed above.**

2. The 2001 General Plan (Land Use Element Goal 5, Bullet Points 1,3, and 6; Goal 8, Bullet Point 2; Economic Vitality Element, Goal 5, bullet 6; Neighborhoods Element Goal 4, bullet 7; and Community Mobility Element Goals 10 and 11) and the SSCAP (Character & Design Chapter Goal CD 5; Neighborhood Revitalization Chapter Goal NR 2; Community Mobility Chapter Goals CM 1 and 4; Preservation & Environmental Planning Chapter Policy PE 1.3) place great importance on the pedestrian experience. With the next submittal, please respond to the above referenced goals and policies, and consider the following:
  - The first submittal notes a detached pedestrian environment along Scottsdale Road, but does not provide detail as to the sidewalk widths. Please update materials to note widths provided.
  - Please provide landscape-separated, detached sidewalks along Continental Drive.



- Consider planting a tree line along both sides of the detached sidewalk that adjoins Scottsdale Road and Continental Drive. This would ensure a shaded pedestrian environment throughout the day. Furthermore, please confirm that the trees meet Scottsdale Road Design Guidelines.

**Response: The narrative has been updated with responses to all the chapters and goals listed above. Sidewalk widths have been provided on the Architectural Site Plan. Detached sidewalks have been provided on Continental Drive with landscape. Trees have been included along Scottsdale Road and will conform to Scottsdale Road Design Guidelines. Additional landscaping between the sidewalk and the building frontage is also provided where possible.**

## **Zoning Ordinance and Scottsdale Revised Code Significant Issues**

### **Zoning**

3. Please confirm on the site plan that existing overhead utility lines adjacent to the project site will be buried as part of this project. Refer to Scottsdale Revised Code 47-80.

**Response: Note has been added to site plan.**

### **Landscape/ Hardscape Design**

4. The landscape and hardscape plans conflict. The resubmitted hardscape plan appears to indicate artificial turf in areas where the landscape plan indicates decomposed granite. Additionally, if the hardscape plan is correct, there is an excessive amount of artificial turf in areas that are visible from the street, which conflicts with Section 10.302.A of the Zoning Ordinance. Please revise plans to be consistent and demonstrate compliance with ordinance requirements.

**Response: Landscape and hardscape plans have been updated to match.**

## **Significant Policy Related Issues**

### **Circulation**

5. The proposed site driveway on Scottsdale Road should be located at the existing driveway location. New driveways are not allowed within 100 feet of an existing median opening if it does not align with it to prevent wrong-way driving. Please revise the site plan and circulation plan accordingly. Refer to Section 5.3-202 of the DSPM.

**Response: Driveway alignment and median has been updated and coordinated with City staff. Please see attached information.**

6. Please revise the site plan to indicate a new transit shelter with amenities at the new designated transit stop located on the west side of Scottsdale Road approximately 175 feet north of Continental Drive. The new shelter shall be designed in conformance with the Scottsdale Road Streetscape Design Guidelines; specifically, Standard Detail #2264-111. The art panel element shall be the Segment 1 – Southern Gateway Corridor “Rivulets” design. Refer to Policy 1 of the 2016 Transportation Master Plan.



**Response: Site plan has been updated and note has been added.**

7. Please revise all applicable plans to indicate a minimum six-foot wide sidewalk along Continental Drive, separated from back of curb. Refer to Sections 5-3.110 and 5-8.300 of the DSPM.

**Response: Sidewalks have been updated.**

8. Please revise the site plan to show sight distance easements (as necessary) at the proposed site driveways on both streets. Refer to section 5-3.123 and Figure 5-3.25 of the DSPM.

**Response: Site distance easements have been added.**

9. Please revise the site plan to confirm the proposed site driveways on Continental Drive will be in conformance with City of Scottsdale Type C1-1, Standard Detail #2256, and the proposed site driveway on Scottsdale Road will be in conformance with City of Scottsdale Type CL-2, Standard Detail #2256.

**Response: Site driveways have been updated.**

10. Proposed driveways on Continental Drive must align with existing driveways on the South side of the street. Please revise the site plan accordingly.

**Response: Driveways have been updated – however due to the very wide nature of the entrance on the South side of Continental, not all curbs or openings align curb to curb, however are centered as clear as we can make them without field verification.**

#### **Traffic Impact Mitigation Analysis (TIMA)**

11. The updated TIMA now includes a description and analysis of all proposed access points however, it unrealistically projects low trips through the west driveway on Continental Drive, roughly 1/9<sup>th</sup> the volume of the east driveway, even though the site plan indicates more parking spaces on the lower level in closer proximity to the west driveway. Please clarify.

**Response: TIMA has been updated.**

#### **Engineering**

12. Any proposed soil nailing for the parking garage shall follow the requirements of Section 1-3.600 of the DSPM. Please note on the site plan.

**Response: Note has been added.**

13. Please revise the site plan to state the trash compactor capacity conversion equating to the City's required one enclosure for every 20 units with no recycling or 2 enclosures for every 30 units of recycling. Although recycling is not a requirement, it is an amenity residents are looking for in this type of development.

**Response: Note has been added to architectural site plan.**

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14. The proposed compactor will require a grease, oil and sand separator. This was not noted on the utility plan. Please revise utility plan accordingly.

**Response: Note has been added.**

## Technical Corrections

### Engineering

15. Please illustrate and call out the municipal boundary on the site plan. City of Tempe approval will be required for site access onto Continental Drive prior to zoning approval. Please provide written consent in letter or email form from the City of Tempe.

**Response: Boundary has been called out.**

### Drainage

16. The conceptual drainage report (DR) is acceptable at a zoning level. For the development Review Board submittal, the DR shall be revised to reflect the following:

- First flush will need to be provided for areas that are not roofed or open space areas.
- Acknowledge City's underground storm water storage policy for what appears to be a small amount of underground storage.
- Provide more detailed off-site analysis.

**Response: Noted – these items to be provided with Development Review submittal.**

Thank you for your time and consideration.

Sincerely,

Lance Baker, AIA

# LEGEND

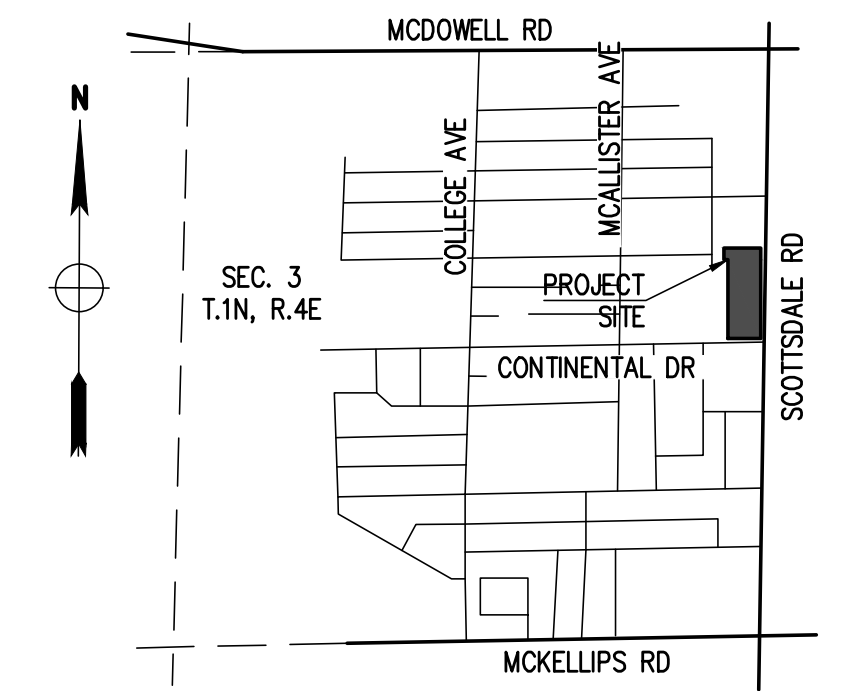
- PROPERTY LINE
- EASEMENT LINE
- MONUMENT LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- SEWER CLEANOUT
- LIGHT POLE
- SEWER MANHOLE
- STORM DRAIN INLET
- TRANSFORMER
- TELE COMMUNICATIONS PEDESTAL
- CATV, PHONE
- GAS LINE
- CATV, PHONE
- SEWER LINE
- WATER LINE
- ELECTRIC LINE
- FIRE LINE

# PRELIMINARY WATER & SEWER PLAN

## SWC N SCOTTSDALE ROAD & CONTINENTAL DRIVE

### 1000 N SCOTTSDALE RD., SCOTTSDALE, AZ 85257

SUBDIVISION PLAT LOCATED WITHIN A PORTION OF THE E 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 11, T.3N, R.4E  
OF THE GILA & SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP  
NTS

## LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED (IN) SCOTTSDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 1, A PROPERTY ASSEMBLAGE IN THE CITY OF SCOTTSDALE, ACCORDING TO BOOK 815 OF MAPS, PAGE 7, RECORDS OF MARICOPA COUNTY, ARIZONA LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 1 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

APN: 129-13-002G, 129-13-002K, 129-13-003D, 129-13-002J, 129-13-004D, 129-13-004E

## FLOOD INSURANCE RATE MAP (FIRM) DATA

COMMUNITY #	PANEL #	SUFFIX L	BASE FLOOD ELEVATION
045012	2235 OF 4425		N/A
MAP #	PANEL DATE	ZONE	
04013C	10/16/2013	X*	N/A

\*AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

## BASIS OF BEARINGS

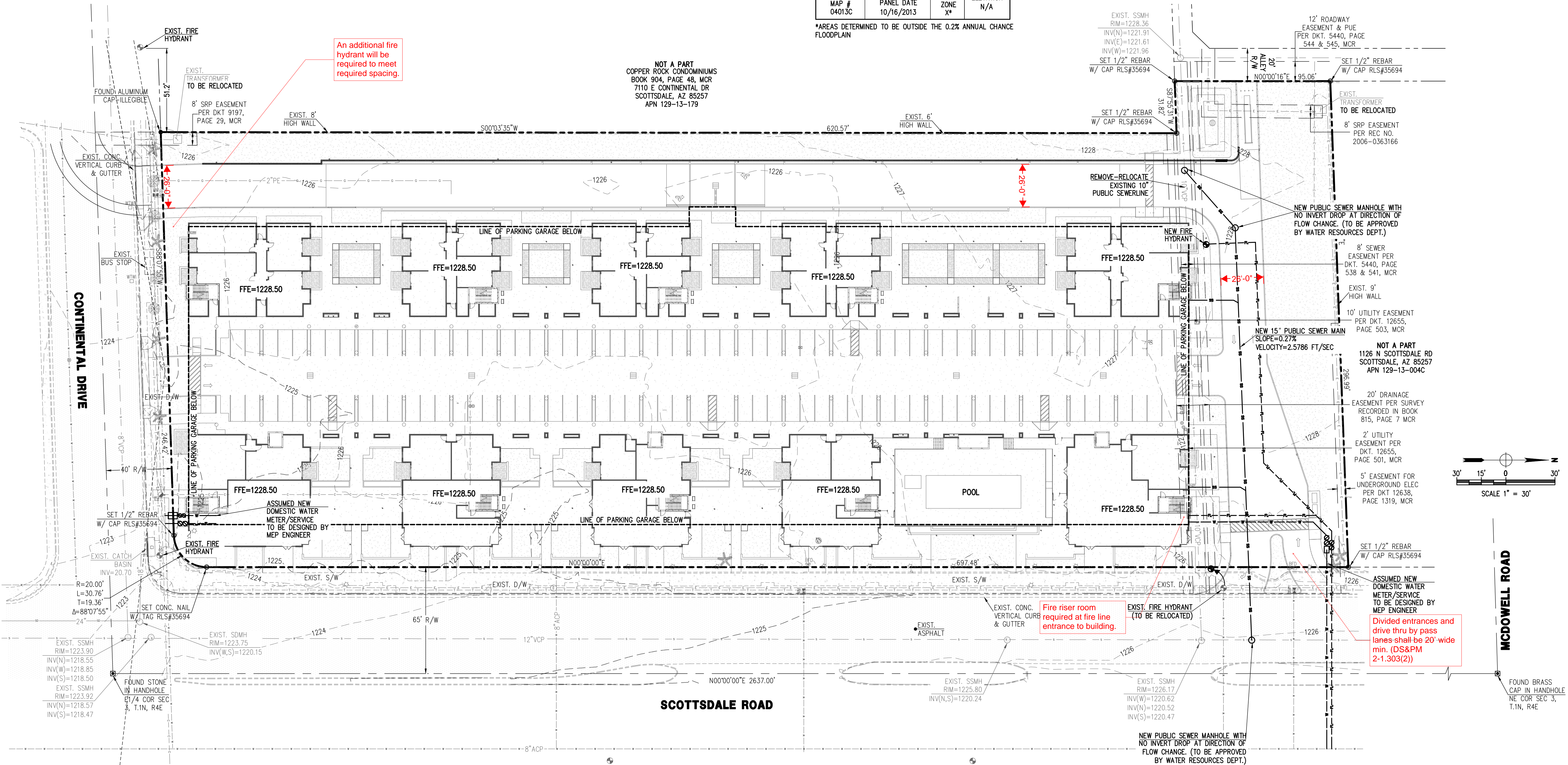
THE MONUMENT LINE OF SCOTTSDALE ROAD THE BEARING OF WHICH IS N00°00'00"W, AS SHOWN ON THE PLAT OF MARK MITSUBISHI, RECORDED IN BOOK 815, PAGE 7, MCR.

## BENCHMARK

BRASS CAP IN HAND HOLE AT THE INTERSECTION OF SCOTTSDALE RD AND MCDOWELL ROAD HAVING AN ELEVATION OF 1230.69, CITY OF SCOTTSDALE DATUM, NAVD 88 DATUM, BM# 5032

## SITE DATA

APN: 129-13-002G, 129-13-003E, 129-13-003D, 129-13-004D  
ADDRESS: 1000 N SCOTTSDALE RD., SCOTTSDALE, AZ 85257  
LOT AREA: 192,943 S.F. (4.429 AC.)  
Q.S.: 12-44



PRELIMINARY WATER  
& SEWER PLAN

1000 N SCOTTSDALE RD.,  
SCOTTSDALE, AZ 85257

P 602 889 1984 | F 602 445 9482  
8808 N CENTRAL AVE., SUITE 288  
PHOENIX, AZ 85020  
PHOENIXVALDESIGN.COM



PWS

1 OF 1

## Gue, David

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**From:** Hayes, Eliana  
**Sent:** Monday, July 27, 2020 11:32 AM  
**To:** Bloemberg, Greg  
**Cc:** Gue, David  
**Subject:** RE: 14-ZN-2018

Hello Greg + thanks for checking. I done the calculations myself, based on our criteria, 14 traditional bins for unit count + 1 more for commercial SF. Based on our conversion, that equates to 15 yard compactor. They are showing 16 cubic yard of compacted refuse capacity. Yes, their calculations are wrong so they can go ahead and fix that but it shouldn't impact their design. Thank you - Eliana

**From:** Bloemberg, Greg <GBLO@Scottsdaleaz.gov>  
**Sent:** Monday, July 27, 2020 11:17 AM  
**To:** Hayes, Eliana <EHayes@Scottsdaleaz.gov>  
**Subject:** 14-ZN-2018

Hey Eliana,

You indicated in the tracking sheet that the new proposed location will work.....but is there still are there still any concerns with capacity?? Just want to make sure I include those comments as well if they are still applicable.

Thanks.

*Greg Bloemberg*  
**Senior Planner**  
Current Planning  
City of Scottsdale  
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phone: 480-312-4306